

eastcoves@wright-iw.co.uk

wright
estate agency



£370,000

Flat 1, 46 Mill Hill Road, Cowes, Isle of Wight, PO31 7EG





Situated on Mill Hill Road in the charming town of Cowes, this exquisite ground floor apartment presents a rare opportunity for those seeking a stylish and comfortable home. Offered chain free, this property has been upgraded to an exceptional standard, seamlessly blending modern conveniences with restored period features that add character and charm.

The apartment boasts a generous reception room, perfect for entertaining or relaxing, alongside two well-proportioned bedrooms that provide a peaceful retreat. The immaculate shower room is thoughtfully designed, ensuring both functionality and comfort. A welcoming entrance hall and utility room completes this fabulous home.

One of the standout features of this property is the large private garden, an ideal space for outdoor gatherings or simply enjoying the fresh air. Additionally, the apartment comes with an allocated parking space, providing convenience in this desirable location.

Situated in an enviable position, residents will appreciate the close proximity to the Esplanade, where scenic views and leisurely strolls await. Furthermore, the high-speed mainland travel links nearby make commuting a breeze, enhancing the appeal of this lovely home.

In summary, this spacious and immaculate apartment on Mill Hill Road is a perfect blend of elegance and practicality, making it an ideal choice for anyone looking to enjoy the best of Cowes living.

Cowes is host to Cowes Week, one of the most famous regattas in the world, the pinnacle of the racing calendar. The round the Island race with over 1,500 entries is a spectacular sight. There are many yacht clubs in Cowes including the Royal Yacht Squadron. Cowes town has a wide variety of shops and facilities. There is a medical centre, dentist and veterinary surgery in the town along with schools for all ages. The property is ideally situated for those that need access to the mainland with the Red Jet being 5 minutes away, Southampton 30 minutes, and London 90 minutes.



Porch	5'11" x 4'10"
Entrance Hall	13'5" x 10'7"
Sitting Room	16'1" x 13'1"
Kitchen/ Diner	16'11" x 12'1"
Utility Room	7'11" x 7'0"
Bedroom 1	12'11" x 12'11"
Bedroom 2	11'6" x 10'1"
Shower Room	12'5" x 5'2"

Outside

The sunny rear garden is south-east facing and has an fatstic decked area that spans the rear of the property, making it ideal for those gatherings or al fresco evenings. There is an additional terrace and large lawned area. The rear garden is enclosed by fencing and brick and has the added bonus of a side gate.

Parking

To the front of the apartment is a block paved driveway providing off road parking.

Council Tax

Band B

Tenure

Leasehold with 999 Year Lease

Additional Information

Lease Remaining - New 999 Year Lease

Service Charges - TBC

Services

Mains drainage, water, gas and electric.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

EPC Rating

Current - D Potential - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	74
England & Wales		EU Directive 2002/91/EC



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

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